

RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT AUTHORITY

TITLE:

**RESOLUTION OF THE MORRIS COUNTY IMPROVEMENT
AUTHORITY AWARDED A CONTRACT FOR THE PROVISION OF
REAL PROPERTY APPRAISAL SERVICES TO STERLING DISANTO &
ASSOCIATES**

WHEREAS, the Morris County Improvement Authority (the “Authority”) has been duly created by resolution of the County of Morris (the “County”), State of New Jersey (the “State”), and exists in good standing as a public body corporate and politic under and pursuant to all applicable law, including the county improvement authorities law, constituting Chapter 183 of the Pamphlet Laws of 1960 of the State, as amended from time to time (codified at *N.J.S.A. 40:37A-44 et seq.*, the “Act”); and

WHEREAS, Morris View Management Company, LLC, d/b/a Morris View Health Center (hereafter “Allaire”) subleases space from the Authority within that certain portion of a County-owned parcel of land and certain improvements thereon (which are leased to the Authority) located upon Block 1901, Lot 1, on the tax map of the Township of Morris, New Jersey, and commonly known as 540 West Hanover Avenue, Morris Plains, New Jersey (the entire parcel of land, the “Premises”, and the Allaire-leased portion of the land the “Allaire Space”); and

WHEREAS, Allaire has proposed that the Authority and/or the County, as applicable, sell the Allaire Space portion of the Premises to Allaire; and

WHEREAS, the Authority, in consultation with the County, has determined that in order to consider such proposal, the Allaire Space must be appraised; and

WHEREAS, in consequence of the forgoing, the Authority has determined to enter into an agreement with a successful responder to provide for appraisal services for the Allaire Space; and

WHEREAS, pursuant to Authority Resolution No. 21-24, the Authority had previously authorized the use of competitive contracting pursuant to *N.J.S.A. 40A:11-4.1* through 4.5 to procure such appraisal services; and

WHEREAS, subsequent thereto, the Authority issued a Request for Qualifications captioned, “Request for Qualifications for Real Property Appraisal Services” (the “RFQ”), for the provision of such appraisal services; and

WHEREAS, on November 30, 2021, the Authority received one (1) proposal in response to the RFQ, from Sterling DiSanto & Associates, a real estate appraisal firm (“Sterling”); and

WHEREAS, the Authority has complied with the requirements for competitive contracting set forth in *N.J.S.A. 40A:11-4.1* through 4.5 with respect to the Sterling proposal, including a review of the proposal submitted, evaluating the same in accordance with the criteria set forth within the RFQ, and preparing an Evaluation Grid and Report for Board and public consideration of the recommendation that Sterling be award the contract for the sought appraisal services; and

WHEREAS, pursuant to and in accordance with *N.J.S.A. 40A:11-4.3*, the aforesaid competitive contracting process has been administered by the Authority’s Chairman, who also serves as the Morris County Administrator (hereafter the “County Administrator”), in consultation with the Authority’s general counsel, and the Morris County Department of Purchasing, and following review and evaluation of these proceedings, the same are satisfied that the recommended award to Sterling is consistent with the RFQ, and all aspects of the competitive contracting process as a matter of law; and

WHEREAS, for the reasons expressed herein and in the Evaluation Grid and Report, the Authority is satisfied that an award of a contract to Sterling be made for the aforementioned appraisal services.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Authority, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Authority hereby authorizes and directs that an award, pursuant to *N.J.S.A. 40A:11-4.1 et. seq.* of the Local Public Contracts Law, be made to Sterling for the sought appraisal services, all in accordance with the terms of the RFQ, at the amounts and under the terms set forth in the Sterling proposal, and in accordance with such form of agreement and/or purchase order as the Authority’s Chairman may approve with the consultation and input from the Authority’s general counsel, and other professionals.

Section 3. A copy of this Resolution shall be available for distribution to the public and for public inspection at the Authority offices.

Section 4. Subject to the second sentence of this section, this Resolution shall take effect immediately. In accordance with *N.J.S.A. 40:37A-50*, the Secretary of the Authority is hereby authorized and directed to submit to each member of the Board of County Commissioners of the County of Morris, by the end of the fifth business day following this meeting, a copy of the minutes of this meeting. The Secretary is hereby further authorized and directed to obtain from the Clerk of the Board of County Commissioners of the County of Morris, a certification from the Clerk of the Board of County Commissioners of the County of Morris stating that the

minutes of this meeting have not been vetoed by the Director of the Board of County Commissioners of the County of Morris.

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MOVED/SECONDED:

Resolution moved by Commissioner _____.

Resolution seconded by Commissioner _____.

VOTE:

Commissioner	Yes	No	Abstain	Absent

This Resolution was acted upon at the Regular Meeting of the Authority held on December 15, 2021, at the Authority's principal corporate office in Morristown, New Jersey.

Attested to this ___ day of December, 2021:

By: _____
Secretary of the Authority

FORM and LEGALITY:

This Resolution is approved as to form and legality as of December 15, 2021.

By: _____
Matthew D. Jessup, Esq., Member
McManimon, Scotland & Baumann, LLC
Counsel to the Authority
Resolution No. 21-33